

COMMUNITY MEETING REPORT

Petitioner: Hopper Communities

Rezoning Petition No. 2021-012

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on February 19, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, March 3, 2021 at 6:00 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Bart Hopper and Clay McCullough of Hopper Communities, Nick Bushon of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2021-012.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, April 19, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, the Public Hearing will likely be a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, May 4, 2021 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, the Zoning Committee Work Session will likely be a virtual meeting due to COVID-19. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, May 17, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. The May 17, 2021 City Council Meeting will likely be a virtual meeting.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 4.57 acres and is located on the west side of Wilora Lake Road at the intersection of Wilora Lake Road and Hollyfield Drive. The site is located next to the Eastland Mall site. Charlotte East Language Academy is located across Hollyfield Drive from the site.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned R-4. The portion of the Eastland Mall site located directly behind the site is zoned MUDD-O, the parcels of land located to the north and south of the site are zoned R-4 and the parcel of land located to the east of the site across Wilora Lake Road is zoned R-17 MF.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the R-4 zoning district to the MUDD-O zoning district to accommodate the development of a residential community on the site that would contain up to 89 single family attached dwelling units.

John Carmichael stated that the applicable land use plan for this site is the Eastland Area Plan, and the Eastland Area Plan recommends single family, multi-family, office and retail uses on this site.

Bart Hopper then provided information on Hopper Communities. Among other things, he stated that Hopper Communities was formed in 2007, and Bart Hopper stated that he has been developing commercial, retail and residential real estate for over 25 years.

John Carmichael then shared and discussed the Petitioner's conditional rezoning plan. He stated that access into the site would be from a driveway on Hollyfield Drive and two driveways on Wilora Lake Road. The internal streets would be private streets. The northernmost dwelling units next to Wilora Lake Road would front Wilora Lake Road. John Carmichael pointed out the locations of the visitor parking spaces. Each dwelling unit would have a tandem two car garage. A landscape area would be installed along the northeast corner of the site as depicted on the Rezoning Plan.

John Carmichael then shared the architectural standards set out below that are part of the Petitioner's conditional rezoning plan.

The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.

Vinyl, EIFS or masonite may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

The actual widths of the single family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.

Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

The front elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit.

All corner or end single family attached dwelling units that face a public street shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit.

Each single family attached dwelling unit to be constructed on the Site shall have a garage.

Each single family attached dwelling unit to be constructed on the Site will be alley or rear loaded.

Walkways should be provided to connect all residential entrances to sidewalks along public/private streets.

The requirement set out below in subparagraph (a) shall apply to the buildings that abut Wilora Lake Road and are designated on the Rezoning Plan with an asterisk.

(a) The end dwelling unit that abuts Wilora Lake Road shall have a porch or stoop that wraps a portion of the front or rear of the unit and the side of the unit that faces Wilora Lake Road. If a porch is utilized, it may be located on the second story of such unit.

Each single family attached dwelling unit shall comply with the building entrance requirements of Section 9.8506(2)(h) of the Ordinance or, alternatively, each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Bart Hopper stated that the dwelling units would be three stories. However, there is typically an option for a rooftop terrace or a bonus room above the third story.
- In response to a question, Bart Hopper stated that the dwelling units would be two bedroom, two and one-half bathroom units unless you finish off the third floor, in which event you could have three bedroom units.
- In response to a question, Bart Hopper stated that he could take a stab at the price points for these dwelling units. At this point, however, he is not sure if these dwelling units would be for sale or for rent. Bart Hopper stated that he believes that the value of these dwelling units would be somewhere in the range of the high \$200,000s to the low to mid \$300,000s, but it is such a guess at this point.
- In response to a question, Bart Hopper confirmed that they are considering having these dwelling units be for rent units. The dwelling units would still look good if they are for rent.

- In response to a question, Bart Hopper confirmed that these dwelling units would be market rate units whether they are for sale or for rent dwelling units.
- Bart Hopper stated that even if these dwelling units were for sale units, a purchaser of a dwelling unit could rent out his or her dwelling unit to a third party.
- An attendee stated that she would like to express her concerns with this proposal. Safety is a big factor. This is a densely populated area. Apartment communities, a school and a nursing home are located in the immediate area. This site is located on the narrowest portion of Wilora Lake Road, it is barely a two lane road. This attendee is concerned with the safety factor of the vehicular access points for the site. There is no school signage for the school. Two cars were racing on Wilora Lake Road last week and the speed limit is 25 miles per hour. This is an area with heavy traffic. This attendee asked what can be done to help with this issue.
- The same attendee stated that there are also a couple of large trees on the site that she would love to see preserved.
- Bart Hopper stated that those are valid points and we appreciate your bringing them to our attention.
- John Carmichael stated that he discussed with the Petitioner the possibility of asking the City to convert the intersection of Wilora Lake Road and Hollyfield Drive to a four way stop intersection. Hopper Communities is happy to discuss this with the CDOT.
- An attendee stated that she would like to see a blinking light installed at this intersection, and Bart Hopper stated that they would discuss this with CDOT as well.
- An attendee asked if Wilora Lake Road near the site is well lit at night. Bart Hopper stated that he did not know the answer to that question. Bart Hopper stated that they would install street lights along the site's frontages on Wilora Lake Road and Hollyfield Drive.
- In response to a comment regarding the vehicular access point into the site on Hollyfield Drive, Nick Bushon stated that the access point on Hollyfield Drive would be off-set from the entrance into the school.
- In response to a question regarding installing traffic calming on Hollyfield Drive when it is extended to Central Avenue by the developer of the Eastland Mall site, Bart Hopper stated the installation of any traffic calming devices would be up to the City or the developer of the Eastland Mall site.
- In response to a question regarding the large trees on the site, Bart Hopper stated that if they are located in the middle of the site, they would be taken down. If they are on the edge of the site, they can take a look at potentially preserving the trees. Bart Hopper stated that they would be planting a lot of new trees on the site.
- Nick Bushon stated that an 8 foot planting strip and an 8 foot sidewalk would be installed along the site's frontages on Wilora Lake Road and Hollyfield Drive. The sidewalks could meander in an effort to save existing trees. Also, we are looking at extending the sidewalk on Wilora Lake Road from the edge of the site to the intersection of Wilora Lake Road and Hollyfield Drive. Nick Bushon stated that the traffic calming is a good suggestion and that we will follow up with CDOT on these issues.
- An attendee reiterated that traffic safety is her major concern. She understands that growth is coming and she is not necessarily against growth, but she cares about safety.

- In response to a question, John Carmichael stated that he would email this presentation to all of the attendees.
- Council Member Newton stated that he looks forward to the Petitioner working with CDOT on these issues.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 15th day of March, 2021

Hopper Communities, Petitioner

cc: Mr. Will Linville, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2021-012	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-012	10304110	ICBNC INC				9924 PEPPERMINT LN		CHARLOTTE	NC	28215
2021-012	10304112	SMAJLOVIC	MEVLUDIN	TIMA	SMAJLOVIC	7304 RIVER VALLEY CT		MINT HILL	NC	28227
2021-012	10304114	MCLINTOCK	W BANKS JR	PAMELA J	FREEMAN	1029 PHILLIP ST		NEW ORLEANS	LA	70130
2021-012	10304115	OLANO	FREDY	MARY LOU	OLANO	14924 CASTLEBRIDGE LN		MATTHEWS	NC	28104
2021-012	10304142	CHARLOTTE MECKLENBURG BOARD OF	EDUCATON		ATTN: CHIEF OPERATING OFFICER	3301 STAFFORD DR		CHARLOTTE	NC	28208
2021-012	10304199	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
2021-012	10311117	OREI AVALON PROPERTY OWNER LLC				888 BRICKELL AVE 3RD FL		MIAMI	FL	33131
2021-012	10311121	OREI AVALON PROPERTY OWNER LLC				888 BRICKELL AVE 3RD FL		MIAMI	FL	33131
2021-012	10311218	AMERICAN RETIREMENT CORP				6053 WILORA LAKE RD		CHARLOTTE	NC	28212
2021-012	10311219	OREI KELSTON PROPERTY OWNER LLC				888 BRICKELL AVE 3RD FL		MIAMI	FL	33131
2021-012	10312111	ARC WILORA ASSISTED LIVING LLC			C/O CAPMARK FINANCE INC ATTN: TAX DEPT	116 WELSH RD		HORSHAM	PA	19044



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2021-012	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-012	Charlotte East Community Partners	Darrell	Bonapart	5707 Justins Forest Dr		Charlotte	NC	28212
2021-012	Charlotte East Community Partners	Heather	Ferguson	6031 Hanna Ct		Charlotte	NC	28212
2021-012	Charlotte East Community Partners	Susie	Hines	6023 Hanna Court		Charlotte	NC	28212
2021-012	Country Walk/ Country Walk Homeowners Association	Keturah	Keita	5806 Country Walk Drive		Charlotte	NC	28212
2021-012	Coventry Woods Neighborhood Association	Therese	Bohn	5032 Glenbrier Dr.		Charlotte	NC	28212
2021-012	Derita/Tanglewood Neighborhood Association	Johnnie	White	6134 Country Walk Dr		Charlotte	NC	28212
2021-012	Derita/Tanglewood Neighborhood Association	Judy	Mason	6127 Country Walk Dr		Charlotte	NC	28212
2021-012	Easthaven Neighborhood Association	Sue	McKenzie	3733 Driftwood Dr		Charlotte	NC	28205
2021-012	Eastway Park/ Sheffield Park Neighborhood Association	Nathan	Karow	3319 Diftwood Dr		Charlotte	NC	28205
2021-012	Farm pond, four seasons	Yessenia	Cordero	4824 farm pond ln		Charlotte	NC	28212
2021-012	Four Seasons Home Owners Association Inc.	Dian	Threalt	5050 Farm Pond Ln.		Charlotte	NC	28212
2021-012	Four Seasons Home Owners Association Inc.	Robert Bruce	Dannelly	5050 Farm Pond Ln.		Charlotte	NC	28212
2021-012	Harris Lake COA	Hal	Roth	5843 Harris Grove Lane		Charlotte	NC	28212
2021-012	Mcalpine Neighborhood Association	Thang	Bawi	5451 Springset Dr Apt - H		Charlotte	NC	28226
2021-012	OMITT Trade School	Zeke	Burns	5413 Albemarle Rd	H	Charlotte	N.C.	28212
2021-012	Sedgefield Neighborhood Association	Will	Johns	5413 Albemarle Rd	H	Charlotte	NC	28209
2021-012	Sheffield Park Neighborhood Association	Sandy	Weaver	5129 Greenbrook Dr		Charlotte	NC	28205
2021-012	Somerstone-The Oasis	Chinyere	Brown	6832 English Hills Dr.	3B	Charlotte	NC	28212
2021-012	Starmount Neighborhood Association	Craig	Harmon	5514 Starkwood Dr		Charlotte	NC	28212
2021-012	Vernedale Farnes/ Glenn	Susie	Hines	6023 Hanna Court		Charlotte	NC	28212
2021-012	Vernedale Farms	Heather	Ferguson	6031 Hanna Ct		Charlotte	NC	28212
2021-012	Vernedale Farms	Larry	Hines	6023 Hanna Ct		Charlotte	NC	28212
2021-012	VIRTUE, Inc.	La'Shell	Clark	639 Wilora Landing Rd		Charlotte	NC	28212
2021-012	Westerly Hills Neighborhood Association	Joe	Wise	617 Wilora Landing Road		Charlotte	NC	28212
2021-012	Westerly Hills Neighborhood Association	Tollie	Woods	5701 Wilora Lake Rd		Charlotte	NC	28212
2021-012	Wilora Lake Neighborhood Association	Mary	Traynham	4044 Mayberry lane		Charlotte	NC	28212
2021-012	Wilora Lake/ Verndale Glen Neighborhood Association	Bobbi	Almond	617 Wilora Landing Road		Charlotte	NC	28212
2021-012	Windsor Park Neighborhood Association, Inc.	Glenn	Wingate	4007 Belshire Lane		Charlotte	North Carolina	28205
2021-012	Winterfield Neighborhood Association	Diane	Langevin	3825 Winterfield Pl		Charlotte	NC	28205
2021-012	Winterfield Neighborhood Association	John	Griffith	3514 Rosehaven Dr		Charlotte	NC	28205
2021-012	Winterfield Neighborhood Association	Karen	MacKenzie	3601 Winterfield Pl		Charlotte	NC	28205

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2021-012** filed by Hopper Communities to request the rezoning of an approximately 4.57 acre site located on the west side of Wilora Lake Road between Hollyfield Drive and Albemarle Road from the R-4 zoning district to the MUDD-O zoning district

Date and Time of Meeting: Wednesday, March 3, 2021 at 6:00 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

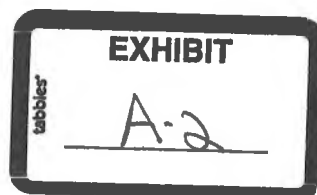
We are assisting Hopper Communities (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 4.57 acre site located on the west side of Wilora Lake Road between Hollyfield Drive and Albemarle Road from the R-4 zoning district to the MUDD-O zoning district. The purpose of this rezoning request is to accommodate a residential community on the site that would contain a maximum of 89 single family attached (townhome) dwelling units.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, March 3, 2021 at 6:00 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2021-012), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-012.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

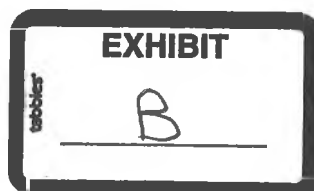
Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Matt Newton, Charlotte City Council District 5 (via email)
Mr. Will Linville, Charlotte Planning, Design & Development Department (via email)

Date Mailed: February 19, 2021

Virtual Community Meeting Participants
Rezoning Petition No. 2021-012
Date: March 3, 2021

Attendee	Email
1. Therese Bohn	Therese.Bohn@cbre.com
2. Bobbi Almond	bobbialmond@gmail.com
3. Susie Hines	dolls4ever@bellsouth.net
4. Matt Newton	Matt.Newton@charlottenc.gov
5.	
6.	
7.	
8.	
9.	
10.	



Rezoning Petition No. 2021-012

Hopper Communities, Inc., Petitioner

Community Meeting

March 3, 2021



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

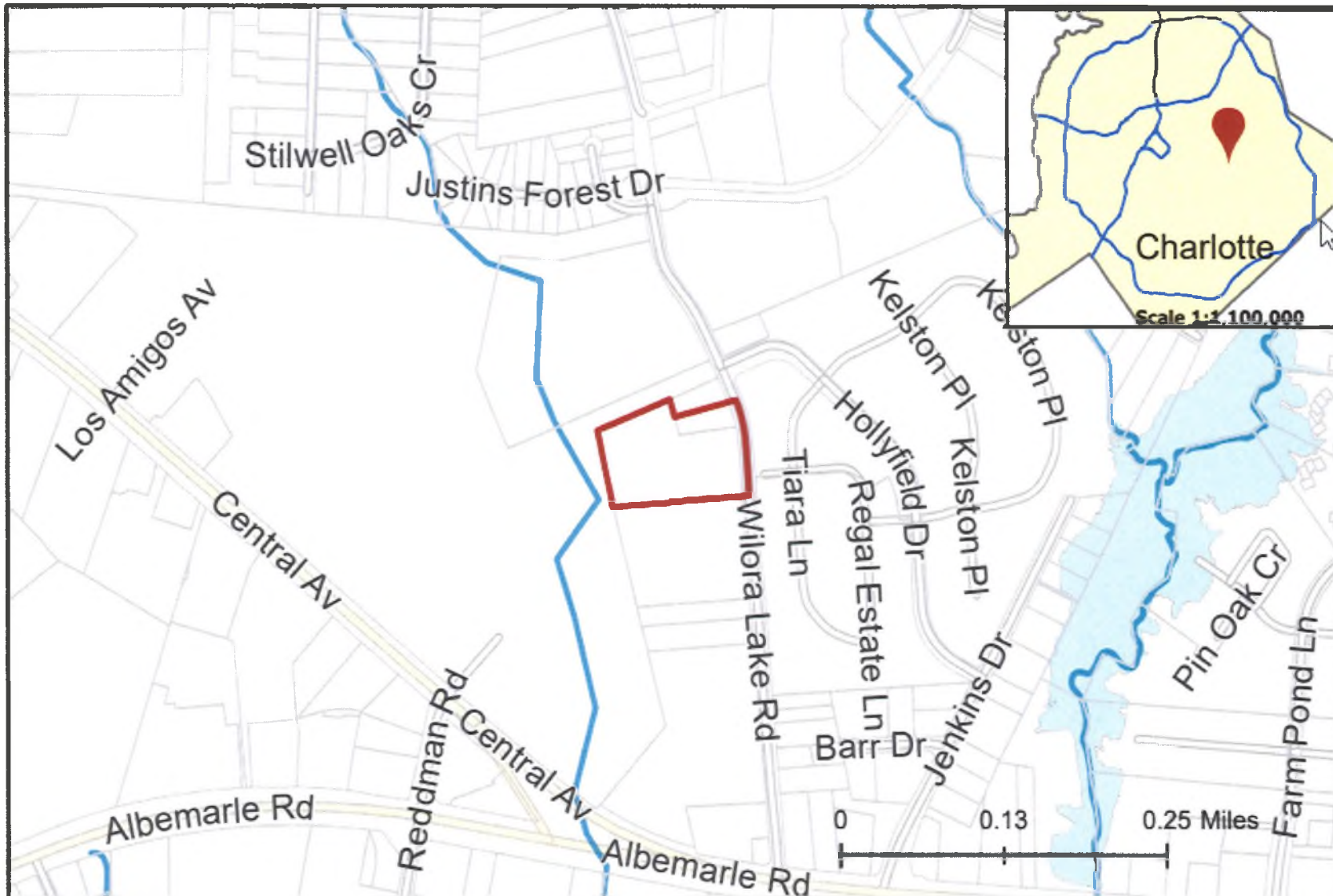
Rezoning Team

- Bart Hopper, Hopper Communities
- Clay McCullough, Hopper Communities
- Nick Bushon, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, April 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, May 4, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, May 17, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 4.57 Acres



[illegible]

10. *Journal of the American Medical Association*, 2000; 283: 2689-2696.



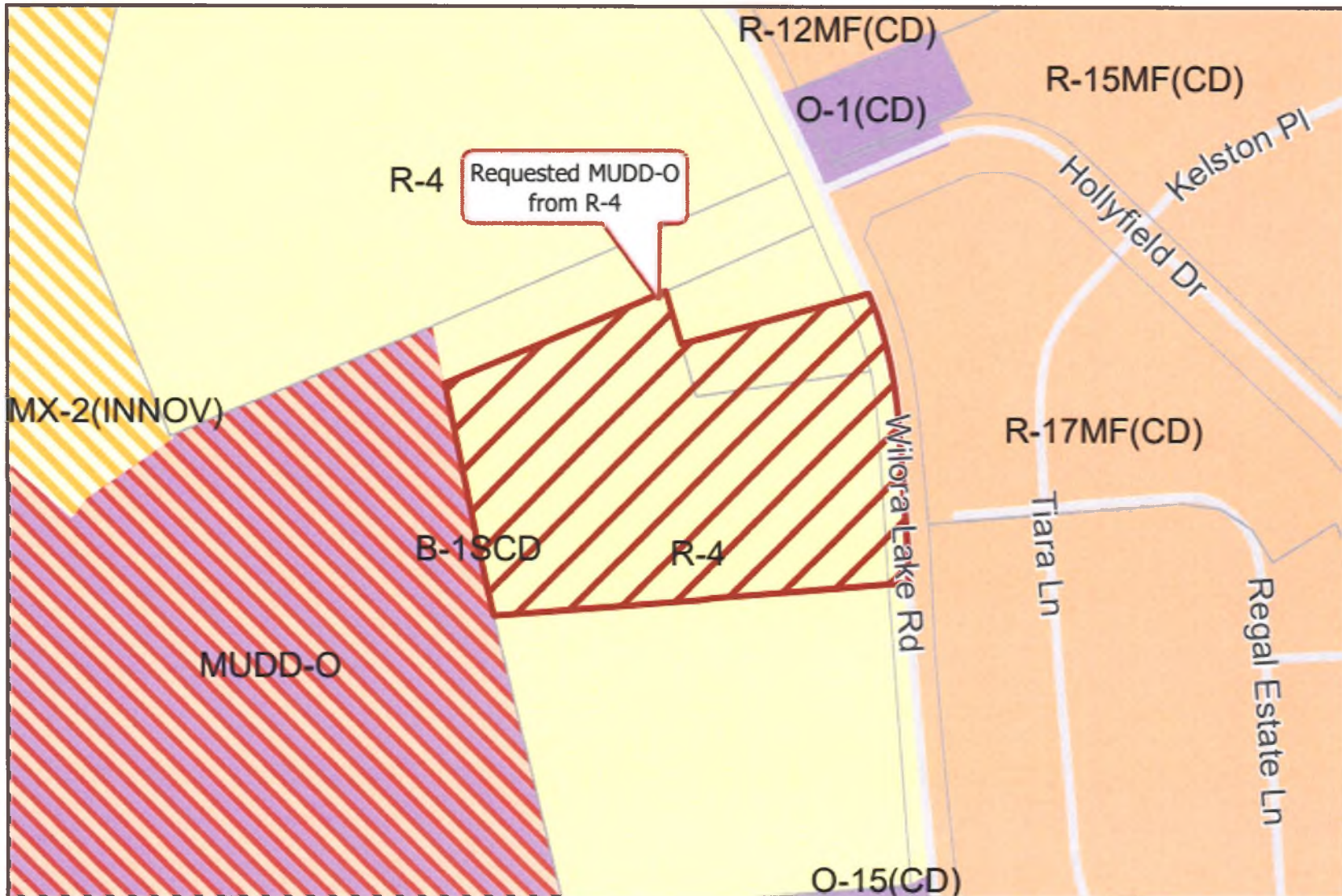
Site – 4.57 Acres



Site – 4.57 Acres



Current Zoning of the Site and Surrounding Parcels

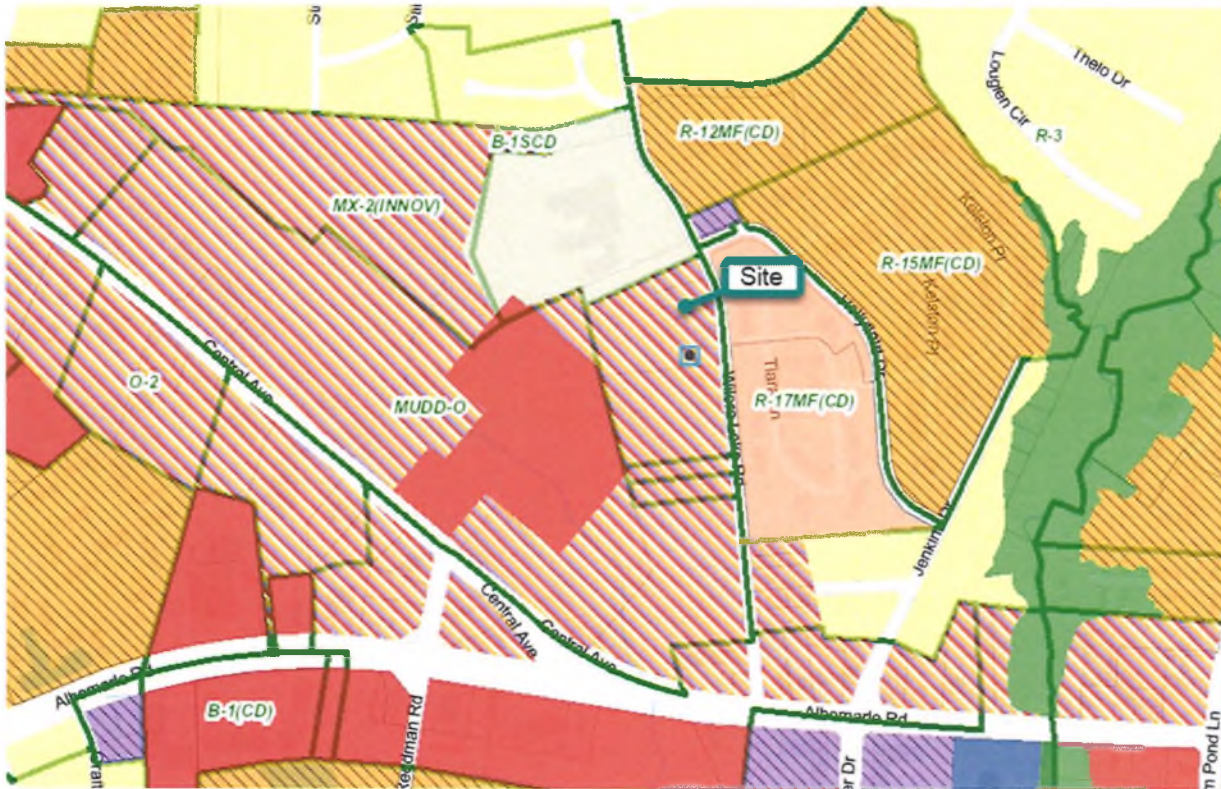




Rezoning Request

Requesting that the site be rezoned from the R-4 zoning district to the MUDD-O zoning district to accommodate the development of a residential community on the site that would contain up to 89 single family attached dwelling units

Land Use Plan



Land Use Proposed: Eastland Area Plan

Planning District	East
Plan Name	Eastland Area Plan
Plan Adoption Date	6/22/2003, 8:00 PM
Adoption Type	Area Plan
Proposed Landuse Code	MIX9
Proposed Landuse Description	Single Family/Multi-Family/Office/Retail
Residential Density	
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Mixed Residential & Non-Residential



Hopper Communities

Who is Hopper Communities?

- Hopper Communities was established in 2007. Founder, Bart Hopper, has been developing commercial, retail, and residential real estate for 25+ years.
- Hopper Communities is a development company specializing in designing and creating residential neighborhoods.
- Offices and projects in Charlotte, NC, Raleigh/Durham, NC, Charleston, SC, and Austin, TX.
- Mission is to leave a positive imprint on communities and deliver lasting value to homeowners.



Site Plan





Architectural Standards

The primary exterior building materials for the single family attached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding

Vinyl, EIFS or masonite may not be used as an exterior building material on any building to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings

The actual widths of the single family attached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan

Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed

The front elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit



Architectural Standards

All corner or end single family attached dwelling units that face a public street shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit

Each single family attached dwelling unit to be constructed on the Site shall have a garage

Each single family attached dwelling unit to be constructed on the Site will be alley or rear loaded

Walkways should be provided to connect all residential entrances to sidewalks along public/private streets



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The requirement set out below in subparagraph (a) shall apply to the buildings that abut Wilora Lake Road and are designated on the Rezoning Plan with an asterisk

(a) The end dwelling unit that abuts Wilora Lake Road shall have a porch or stoop that wraps a portion of the front or rear of the unit and the side of the unit that faces Wilora Lake Road. If a porch is utilized, it may be located on the second story of such unit

Each single family attached dwelling unit shall comply with the building entrance requirements of Section 9.8506(2)(h) of the Ordinance or, alternatively, each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.